

GLEN CANYON NATIONAL RECREATION AREA

CAMPGROUND/RV COMPARABILITY SURVEY Bullfrog & Halls Crossing Wahweap Campgrounds/RV Parks



SEPTEMBER 2006

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I. INTRODUCTION & STUDY METHODOLOGY

Study Team and Schedule

The following campground/RV comparability analysis was completed by Jacki Blais, Downlake Concessions Management Specialist and Julie Drugatz, Uplake & Antelope Pt. Concessions Management Specialist, Karen Rinker, ARAMARK Rate Coordinator, and Holly Sanderson, Antelope Point Holdings, LLC General Manager's Assistant to obtain a base for future rate requests/approvals for campground/RV operations.

During the weeks of September 4, September 11, and September 18, 2006, representatives from the National Park Service (NPS), and concessioners, ARAMARK Lake Powell Resorts and Marinas (ARAMARK) and Antelope Point Holdings, LLC, (APM) visited campground/RV facilities in Arizona and Utah. The potential comparable locations offering campground/RV accommodations and other related services were determined jointly by the NPS and concessioner officials prior to the on-site visits.

Authorization & Requirements for Study

The Concessions Policy Act of 1998 (Reasonableness of Rates)

This comparability analysis and survey was compiled in accordance with the National Park Service Concessions Management Improvement Act of 1998, P.L. 105-391, 112 Stat. 3596, 16 U.S.C. which states:

Sec. 406. Reasonableness of Rates.

Sec. (a). Each concession contract shall permit the concessioner to set reasonable and appropriate rates and charges for facilities, goods, and services provided to the public, subject to approval under subsection (b).

Sec. (b). A concessioner's rates and charges to the public shall be subject to approval by the Secretary. The approval process utilized by the secretary shall be as prompt and as unburdensome to the concessioner as possible and shall rely on market forces to establish reasonableness or rates and charges to the maximum extent practicable. The Secretary shall approve rates and charges that the Secretary determines to be reasonable and appropriate. Unless otherwise provided in the contract, the reasonableness and appropriateness of rates and charges shall be determined primarily by comparison with those rates and charges for facilities, goods, and services of comparable character under similar conditions, with due consideration to the following factors and other factors deemed relevant by the Secretary: length of season, peak loads, average percentage of occupancy, accessibility, availability and costs of labor and materials, and type of patronage. Such rates and charges may not exceed the market rates and charges for

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comparable facilities, goods, and services, after taking into account the factors referred to in the preceding sentence.

2006 National Park Service Management Policies (10.2.4.7 Rates)

In addition, the 2006 National Park Service Management Policies, Chapter 10, provides the following guidance:

10.2.4.7 Rates.

The National Park Service must approve all rates charged to visitors by concessioner. The reasonableness of a concessioner's rates and charges to the public will, unless otherwise provided in the contract, be judged primarily on the basis of comparison with current rates and charges for facilities and services of comparable character under similar conditions. Due consideration will be given to length of season, provision of peak loads, average percentage of occupancy, accessibility, availability and costs of labor and materials, type of patronage and other factors deemed significant by the NPS Director.

Rate Approval Method: Direct Comparability

There are six rate approval methods that the Superintendent may use when reviewing a concessioner's rate request. Each of these methods conforms to and is in compliance with The Concessions Policy Act of 1998 (PL 105-391).

- Direct Comparability (full & limited)
- Merchandise Pricing
- Contract Specified Method
- Competitive Market Declaration
- Financial Analysis
- Index Pricing

The rate approval method used for this survey is the ***Direct Comparability Method***. The Direct Comparability Method consists of two processes; the Full Review and the Limited Review. The ***Full Review*** is the process used for this comparability survey because it has been several years since the last full review.

The Full Review requires the NPS team to collect onsite information from businesses outside of the park that were identified as potential comparables and most similar to the concession operation. This information is analyzed and those properties determined to be most similar were used as actual comparables.

II. SELECTION OF COMPARABLES

The review team scheduled site visits to potential comparables based upon the properties identified in the prior study and a review of campgrounds in the region. Data was collected and these potential comparables were analyzed as follows.

APPLICATION OF FULL REVIEW METHODOLOGY

As directed by Director's Order NPS-48 4.3 Rate Approval Program, a list of five (5) separate criteria were used to determine which of the facilities visited would be selected as most similar/comparable to the concessioner's campground operations. These criteria have numeric values when added together support decisions in determining the most similar/comparable facilities.

- | | |
|-------------------|-----------|
| 1. Competition | 10 Points |
| 2. Seasonality | 10 Points |
| 3. Occupancy Rate | 10 Points |
| 4. Similar Size | 10 Points |
| 5. Site Type | 10 Points |

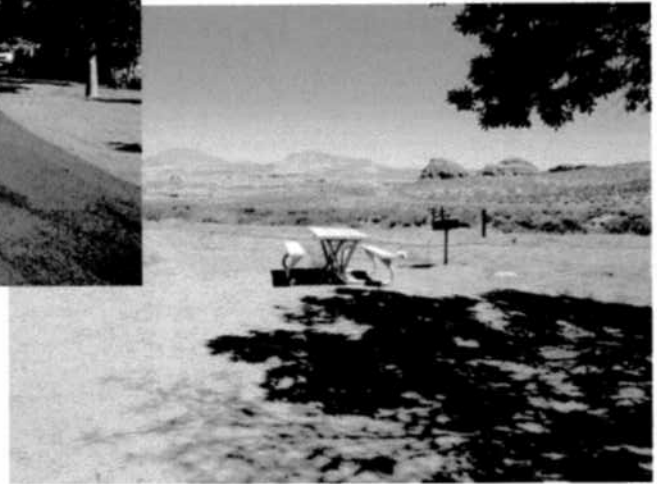
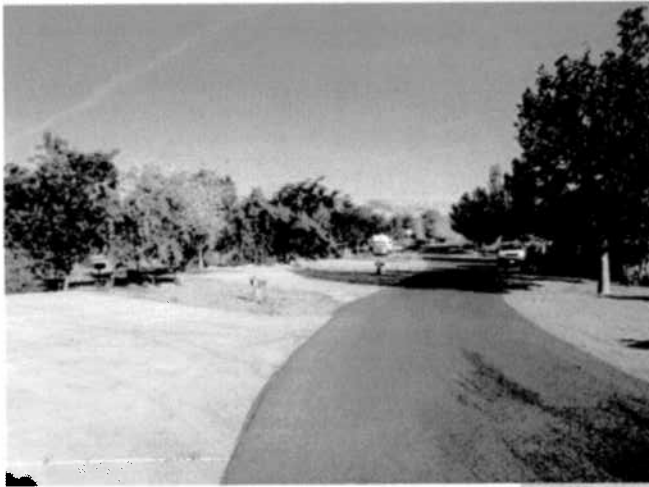
Extra Quality Features

Extra quality features are additional attributes of a campground that add value, but are not assigned a numeric value in the comparability study. Extra quality features are not intended to be used in the process of selecting actual comparables but only to analyze the variables between actual comparables. The actual comparable campgrounds are selected based upon scoring of the above NPS specified evaluation criteria.

Extra Quality Features are documented under the following categories:

- Utility Hook-ups
 - Trash Receptacles
 - Dumping Station
 - Showers
 - Restroom Service (e.g. flush toilets, hot and cold water)
 - Water (e.g. at individual sites, scattered hydrants, central only)
 - Site Characteristics
 - Type of Access (e.g. paved, pull through)
 - Service Related (e.g. phones, propane)
 - Local Factors Deemed Appropriate (e.g. Good Sam, Senior discount, shuttle services)
-

Bullfrog & Halls Crossing Campgrounds/ RV Parks



SEPTEMBER 2006

FINDINGS:

- The 2006 Campground Comparability Study is the first full study conducted since 1996.
- Team performed full comparability study in accordance with NPS policy.
- Identified 27 potential comparable campgrounds as candidates for consideration and based upon data evaluation and scoring of criteria points, arrived at **10** comparable operations.
- The 2006 Range of rates from the comparable campgrounds are:

	Full Hook	Tent
○ Minimum	\$20.00	\$12.00
○ Median	\$27.00	\$16.97
○ Average	\$27.72	\$17.59
○ Maximum	\$36.00	\$22.00

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STUDY FINDINGS

The following comparable operations were selected based on the criteria as the most similar/comparable to ARAMARK Lake Powell Resorts & Marinas (Lake Powell Resort) Bullfrog and Halls Crossing Campground operations:

<u>#</u>	<u>Campground Name</u>	<u>Points</u>
<i>Actual Comparable Campgrounds:</i>		
1	Bryce Valley KOA (Cannonville, UT)	46
2	Flintstones Bedrock Campground (Williams, AZ)	43
3	Portal RV (Moab, UT)	43
4	Willow Lake RV (Prescott, AZ)	43
5	Archview Campground (Moab, UT)	41
6	Goulding's (Monument Valley, UT)	41
7	Panguitch Big Fish KOA (Panguitch, UT)	41
8	Bryce Canyon Pines Campground (Bryce, UT)	41
9	Riverside Oasis (Moab, UT)	41
10	Wonderland RV Park (Torrey, UT)	41
	Comparability Cut-Off	41
<i>Potential Comparable Campgrounds, Not Selected:</i>		
11	Grand Canyon KOA (Williams, AZ)	39
12	Page Lake Powell Campground (Page, AZ)	38
13	Trails End RV (Camp Verde, AZ)	35
14	Railside RV Ranch (Williams, AZ)	33
15	Point of Rocks RV (Prescott, AZ)	31

Bullfrog & Halls Crossing Campgrounds/RV Parks

LAKE POWELL RESORTS & MARINAS:
(managed by ARAMARK Sports and Entertainment Services, Inc.)

Lake Powell Resort & Marinas

Bullfrog Marina

P.O. Box 4055

Lake Powell, UT 84533

Phone: (435) 684-3000

Fax: (435) 684-3114

Reservations: (800) 528-6154

Halls Crossing Marina

PO Box 5101

Lake Powell, UT 84533

Phone: (435) 684-7000

Fax: (435) 684-2319

Reservations: (800) 528-6154

www.lakepowell.com

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Lake Powell Resorts and Marinas provide the following visitor services within Glen Canyon National Recreation Area: overnight accommodations, food and beverage services, retail outlets, full marinas services, water-based fuel and moorage, marina stores, campgrounds/RV parks, boat tours, gas stations, and boat rentals.

The two upper lake campgrounds and RV parks operated by the concessioner are at Bullfrog and Halls Crossing.

COMPARABLE FACILITY INFORMATION

The review team collected extensive information via site visits.
This information was analyzed as part of this study.

Please find this supporting information, organized alphabetically by property name, in
Exhibit 1 to this document.

Campground Comparability Study 2006

Bullfrog

COMPARABILITY CRITERIA:	<u>Bullfrog</u>
1. COMPETITION (10)	10
2. SEASONALITY	
Year Round Operation (10)	10
Seasonal Close (8)	
5. OCCUPANCY RATE (RV)	33%
High: > 60% (3)	
Med: 30% - 60% (10)	10
Low: less than 30% (5)	
10. SIMILAR SIZE (RV/Tent)	100
(Actual # RV)	24
(Actual # Tent Sites)	76
(Actual # Group)	0
Comparability based on # RV Sites:	
Lrg: > 99 Sites (1)	
Med: 50-99 Sites (2)	
Sml: 49 or less (4)	4
Comparability based on Total & Tent Sites:	
Total Size < 101 Sites (3)	3
Tent Sites > 10 (3)	3
11. SITE TYPE	
Combination/Mixed Use:	
Separate Tent, RV & Group sites (10)	10
Mixed Use Tent/RV sites (5)	
Total Criteria Points	50

Campground Comparability Study 2006

Bullfrog

EXTRA QUALITY FEATURES:		
Rate Information by Site Type:	Site Type:	<u>Full Hook</u> <u>H2O & Elec</u> <u>Tent</u>
	Rate:	\$ 27.39 \$ - \$ 22.26
Utilities:		
Utility hookups (water, sewer, electric)	√	
Wireless Internet Access	no	
Cable TV Hook-up	no	
Telephone Hook-up	no	
Trash Receptacles (centralized)	√	
Dumping Station Included in Rates	no	
Dumping Station - Extra Fee	no	
Showers		
Included in Campsite Rate	no	
Fee / Coin Operated	yes	Coin-op Showers
Restroom service		
flush toilets	√	
hot and cold water	√	
Water (Tent Area)		
at individual sites	no	
scattered hydrants	√	
central only	n/a	
Site Characteristics		
Separate area for tents	√	
Separate area for RVs	√	
Group Camping Area	no	
Picnic Table at Site	√	
Fireplace and/or Grill at Site	√	
Type of Access		
Paved	√	
Pull-through for RVs / Trailers	√	
Compliance with ADA Requirements	no	
Service Related		
Reservation system	√	
Public phone available	no	
Camper service store	no	
Food service	no	
Vending machines (daily newspaper)	no	
Propane	√	
Firewood available	√	
Coin-operated laundry available	no	
Ice available	√	
Interpretive programs	no	
Swimming pool	no	
Local Factors Deemed Appropriate		
Added Person Charge	yes	
Surcharge for Additional Electric Usage	yes	
Discounts available (Good Sam, AARP, etc.)	no	
Shuttle service	no	

Campground Comparability Study 2006

Halls Crossing

COMPARABILITY CRITERIA:	Hall's
1. COMPETITION (10)	10
2. SEASONALITY	
Year Round Operation (10)	10
Seasonal Close (8)	
5. OCCUPANCY RATE (RV)	40%
High: > 60% (3)	
Med: 30% - 60% (10)	10
Low: less than 30% (5)	
10. SIMILAR SIZE (RV/Tent)	96
(Actual # RV)	32
(Actual # Tent Sites)	64
(Actual # Group)	0
Comparability based on # RV Sites:	
Lrg: > 99 Sites (1)	
Med: 50-99 Sites (2)	
Sml: 49 or less (4)	4
Comparability based on Total & Tent Sites:	
Total Size < 101 Sites (3)	3
Tent Sites > 10 (3)	3
11. SITE TYPE	
Combination/Mixed Use:	
Separate Tent, RV & Group sites (10)	10
Mixed Use Tent/RV sites (5)	
Total Criteria Points	50

Campground Comparability Study 2006

Halls Crossing

EXTRA QUALITY FEATURES:		
Rate Information by Site Type:	Site Type:	Full Hook H2O & Elec Tent
	Rate:	\$ 27.39 \$ - \$ 22.26
Utilities:		
Utility hookups (water, sewer, electric)	√	
Wireless Internet Access	no	
Cable TV Hook-up	no	
Telephone Hook-up	no	
Trash Receptacles (centralized)	√	
Dumping Station Included in Rates	no	
Dumping Station - Extra Fee	no	
Showers		
Included in Campsite Rate	no	
Fee / Coin Operated	yes	Coin-op Showers
Restroom service		
flush toilets	√	
hot and cold water	√	
Water (Tent Area)		
at individual sites	no	
scattered hydrants	√	
central only	n/a	
Site Characteristics		
Separate area for tents	√	
Separate area for RVs	√	
Group Camping Area	√	
Picnic Table at Site	√	
Fireplace and/or Grill at Site	√	
Type of Access		
Paved	√	
Pull-through for RVs / Trailers	√	
Compliance with ADA Requirements	no	
Service Related		
Reservation system	√	
Public phone available	√	
Camper service store	√	
Food service	no	
Vending machines (daily newspaper)	no	
Propane	√	
Firewood available	√	
Coin-operated laundry available	√	
Ice available	√	
Interpretive programs	no	
Swimming pool	no	
Local Factors Deemed Appropriate		
Added Person Charge	yes	
Surcharge for Additional Electric Usage	yes	
Discounts available (Good Sam, AARP, etc.)	no	
Shuttle service	no	

Campground Comparability Study: Bullfrog & Halls Crossing		Bullfrog Campground	Halls Crossing Campground	Archview Campground	Flintstones Bedrock Campground	Goulding's Campground	Panguitch Big Fish KOA	Bryce Valley KOA (Cannonville)	Grand Canyon KOA (Williams)	Moab KOA Campground	Bryce Canyon Pines Campground	Point of Rocks RV - Prescott	Portal RV Park (Moab)	Railside RV Ranch (Williams)	Riverside Oasis (Moab)	Trails End RV	Willow Lake RV & Camping	Wonderland RV Park (Torrey)
EXTRA QUALITY FEATURES:																		
Utilities:																		
Utility hookups (water, sewer, elec)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wireless Internet Access		no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no
Cable TV Hook-up		no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no
Telephone Line Hook-up		no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no
Trash Receptacles (centralized)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	yes	✓	✓	✓	✓	no
Dumping Station Included in Rates		✓	✓	no	✓	no	no	✓	no	✓	no	no	no	✓	✓	✓	✓	no
Dumping Station - Extra Fee		n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓	no	✓	✓	✓
Showers																		
Included in Campsite Rate		✓	✓	✓	no	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fee / Coin Operated		n/a	n/a	no	yes	no	no	no	no	no	no	no	no	no	no	no	no	no
Restroom service																		
flush toilets		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
hot and cold water		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water (Tent Area)																		
at individual sites		yes	yes	no	n/a	n/a	no	n/a	no	no	no	no	no	n/a	no	no	no	no
scattered hydrants		✓	✓	✓	n/a	✓	no	n/a	no	no	no	✓	no	n/a	✓	no	✓	✓
central only		no	no	n/a	✓	n/a	✓	✓	✓	✓	✓	✓	✓	✓	no	no	no	no
Site Characteristics																		
Separate area for tents		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓	n/a	✓	no	✓	✓
Separate area for RVs		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓	n/a	✓	no	✓	✓
Group Camping Area		no	no	✓	✓	✓	✓	✓	no	✓	✓	✓	✓	✓	✓	no	✓	✓
Picnic Table at Site		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓	✓
Fireplace and/or Grill at Site		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓	✓
Type of Access																		
Paved		✓	✓	✓	no	✓	no	no	no	no	no	no	✓	no	no	no	no	no
Pull-through for RVs / Trailers		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Compliance with ADA Req.		✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	n/a	n/a	no	n/a	n/a	n/a	n/a

Campground Comparability Study:		Bulfrog Campground	Halls Crossing Campground	Archview Campground	Flintstones Bedrock Campground	Goulding's Campground	Panguitch Big Fish KOA	Bryce Valley KOA (Cannonville)	Grand Canyon KOA (Williams)	Moab KOA Campground	Bryce Canyon Pines Campground	Point of Rocks RV - Prescott	Portal RV Park (Moab)	Railside RV Ranch (Williams)	Riverside Oasis (Moab)	Trails End RV	Willow Lake RV & Camping	Wonderland RV Park (Torrey)
1. COMPETITION (10)		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
2. SEASONALITY																		
Year Round Operation (10)		10	10	10	10	10				10			10	10		10	10	
Seasonal Close (8)							8	8	8		8	8			8			8
5. OCCUPANCY RATE (RV)		33%	40%	75%	80%	85%	75%	50%	85%	90%	85%	78%	75%	80%	85%	90%	75%	85%
High: more than 60% (3)				3	3	3	3		3	3	3	3	3	3	3	3	3	3
Med: 30% - 60% (10)		10	10					10										
Low: less than 30% (5)																		
10. SIMILAR SIZE (RV/Tent)		100	96	75	44	78	54	80	82	185	39	96	50	97	65	43	174	59
(Actual # RV)		24	32	55	24	66	40	60	58	150	24	96	36	97	40	43	33	39
(Actual # Tent Sites)		76	64	20	20	11	13	18	24	35	15	0	10	0	25	0	28	20
(Actual # Group)		0	0	0	0	1	1	2	0	0	0	0	4	0	0	0	2	0
Comparable # RV Sites										1								
Lrg: > 99 Sites (1)																		
Med: 50-99 Sites (2)				2		2		2	2			2		2				
Sml: 49 or less (4)		4	4		4		4				4		4		4	4	4	4
Comparable Size: Total & Tents																		
Total Size < 101 (3)		3	3	3	3	3	3	3	3		3	3	3	3	3	3	3	3
Tent Sites > 10 (3)		3	3	3	3	3	3	3	3	3	3		3		3		3	3
11. SITE TYPE																		
Sites are primarily:																		
Separate Tent/RV sites (10)		10	10	10	10	10	10	10	10	10	10		10		10		10	10
Mixed Use Tent/RV sites (5)												5		5		5		
Total Criteria Points		50	50	41	43	41	41	46	39	37	41	31	43	33	41	35	43	41

Campground Comparability Study:		Bullfrog Campground	Halls Crossing Campground	Archview Campground	Flintstones Bedrock Campground	Goulding's Campground	Panguitch Big Fish KOA	Bryce Valley KOA (Cannonville)	Grand Canyon KOA (Williams)	Moab KOA Campground	Bryce Canyon Pines Campground	Point of Rocks RV - Prescott	Portal RV Park (Moab)	Railside RV Ranch (Williams)	Riverside Oasis (Moab)	Trails End RV	Willow Lake RV & Camping	Wonderland RV Park (Torrey)
EXTRA QUALITY FEATURES (cont'd)																		
Service Related																		
Reservation system		✓			✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓
Public phone available		no	no	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓	✓
Camper service store		no	no	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓	✓
Food service		no	no	no	no	✓	no	✓	✓	no	✓	✓	no	no	no	no	no	no
Vending Machines (e.g. soda, paper)		no	no	✓	no	✓	no	✓	✓	✓	✓	no	no	no	no	✓	no	no
Propane		yes	yes	✓	✓	✓	✓	✓	✓	✓	✓	no	no	no	no	✓	✓	✓
Firewood available		yes	yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	no	✓	no	✓
Coin-operated laundry available		no	yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ice available		yes	yes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓	✓
Interpretive programs		no	no	no	no	✓	no	no	no	no	no	no	no	no	no	no	no	no
Swimming pool		no	no	✓	no	✓	✓	✓	✓	✓	✓	no	no	no	no	no	no	no
Local Factors:																		
Added Person Charge		yes	yes	yes	no	yes	yes	yes	no	yes	yes	no	yes	no	yes	yes	yes	no
Additional Electric Usage Charge		yes	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	no	yes	no
Discounts (e.g. Good Sam, AARP)		no	no	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	no	✓
Shuttle service		no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no

Wahweap Campground/RV Park



SEPTEMBER 2006

FINDINGS:

- The 2006 Campground Comparability Study is the first full study conducted since 1996.
- Team performed full comparability study in accordance with NPS policy.
- Identified 27 potential comparable campgrounds as candidates for consideration and based upon data evaluation and scoring of criteria points, arrived at 7 comparable operations.
- The 2006 Range of rates from the comparable campgrounds are:

	<u>Full Hook-up</u>	<u>Tent</u>
○ Minimum	\$26.00	\$18.00
○ Median	\$30.00	\$20.00
○ Average	\$31.93	\$21.46
○ Maximum	\$44.00	\$32.00

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GLEN CANYON NATIONAL RECREATION AREA

STUDY FINDINGS

The following comparable operations were selected based on the criteria as the most similar/comparable to ARAMARK Lake Powell Resorts & Marinas **Wahweap Campground/RV Park** operations:

<u>#</u>	<u>Campground Name</u>	<u>Points</u>
<i>Actual Comparable Campgrounds:</i>		
1	Canyonlands Campground (Moab, UT)	50
2	Moab KOA (Moab, UT)	50
3	Page Lake Powell Campground (Page, AZ)	50
4	Ruby's RV Park & Campground (Bryce, UT)	48
5	Slickrock Campground/RV Park (Moab, UT)	45
6	Zion River RV Resort (Virgin, UT)	45
7	Goulding's Campground (Monument Valley, UT)	45

Comparability Cut-Off **45**

<i>Potential Comparable Campgrounds, Not Selected:</i>		
8	Grand Canyon Camper Village (Tusayan, AZ)	43
9	Mund's Park RV (Flagstaff, AZ)	43
10	Canyon Gateway RV Park (Williams, AZ)	40
11	Rancho Sedona RV Park (Sedona, AZ)	40
12	Black Bart's (Flagstaff, AZ)	40
13	Flagstaff KOA Campground (Flagstaff, AZ)	38
14	Moab Valley RV Resort (Moab, UT)	38
15	Willow Lake RV & Camping (Prescott, AZ)	38

Wahweap Campground/RV Park

LAKE POWELL RESORTS & MARINAS:
(managed by ARAMARK Sports and Entertainment Services, Inc.)

Lake Powell Resorts & Marinas
Wahweap Campground/RV Park
P.O. Box 1597
Page, Arizona 86040
Phone: (928) 645-1059
Fax: (928) 645-1144
Reservations: (800) 528-6154

www.lakepowell.com

**2006 COMPARABILITY STUDY
WAHWEAP CAMPGROUND/RV
GLEN CANYON NATIONAL RECREATION AREA**

Lake Powell Resorts and Marinas provide the following visitor services within Glen Canyon National Recreation Area: overnight accommodations, food and beverage services, retail outlets, full marinas services, water-based fuel and moorage, marina stores, campground/RV Park, boat tours, gas stations, and boat rentals.

Wahweap campground/RV Park is located at the lower end of the lake and operated by the concessioner, ARAMARK Lake Powell Resorts and Marinas.

COMPARABLE FACILITY INFORMATION

The review team collected extensive information via site visits.
This information was analyzed as part of this study.

Please find this supporting information, organized alphabetically by property name, in
Exhibit 1 to this document.

Campground Comparability Study 2006

Wahweap

COMPARABILITY CRITERIA:	<u>Wahweap</u>
1. COMPETITION (10)	10
2. SEASONALITY	
Year Round Operation (10)	10
Seasonal Close (5)	
5. OCCUPANCY RATE (RV)	95%
High: 85% or more (10)	10
Med: 60%-85% (5)	
Low: Less than 60% (3)	
10. SIMILAR SIZE (RV/Tent)	209
(Actual # RV)	90
(Actual # Tent Sites)	112
(Actual # Group)	7
Comparability based on total # Sites:	
Lrg: 100 Sites plus (10)	10
Mid: 75-99 Sites (5)	
Sml: fewer than 75 (3)	
11. SITE TYPE	
Combination/Mixed Use:	
Tent/RV/Group sites (10)	10
Mixed Tent/RV sites (5)	
Total Criteria Points	50

Campground Comparability Study 2006

Wahweap

EXTRA QUALITY FEATURES:		
Rate Information by Site Type:	Site Type:	Full Hook H2O & Elec Tent
	Rate:	\$ 30.43 \$ - \$ 19.00
Utilities:		
Utility hookups (water, sewer, electric)	√	
Wireless Internet Access	no	
Cable TV Hook-up	no	
Telephone Hook-up	no	
Trash Receptacles (centralized)	√	
Dumping Station Included in Rates	no	
Dumping Station - Extra Fee	no	
Showers		
Included in Campsite Rate	no	
Fee / Coin Operated	yes	Coin-op Showers
Restroom service		
flush toilets	√	
hot and cold water	√	
Water (Tent Area)		
at individual sites	no	
scattered hydrants	√	
central only	n/a	
Site Characteristics		
Separate area for tents	√	
Separate area for RVs	√	
Group Camping Area	√	
Picnic Table at Site	√	
Fireplace and/or Grill at Site	√	
Type of Access		
Paved	√	
Pull-through for RVs / Trailers	√	
Compliance with ADA Requirements	yes	
Service Related		
Reservation system	√	
Public phone available	no	
Camper service store	√	
Food service	no	
Vending machines (daily newspaper)	√	
Propane	√	
Firewood available	√	
Coin-operated laundry available	√	
Ice available	√	
Interpretive programs	no	
Swimming pool	√	
Local Factors Deemed Appropriate		
Added Person Charge	yes	
Surcharge for Additional Electric Usage	yes	
Discounts available (Good Sam, AARP, etc.)	no	
Shuttle service	yes	

Campground Comparability Study: Wahweap		Wahweap Campground/RV	Black Barts	Grand Canyon Camper Village	Canyon Gateway RV Park (Williams)	Canyonlands Campground (Moab)	Goulding's Campground	Flagstaff KOA	Moab KOA Campground	Moab Valley RV	Mund's Park RV	Page Lake Powell Campground	Rancho Sedona	Ruby's RV Park & Campground (Bryce)	Slickrock (Moab)	Willow Lake RV & Camping	Zion River Resort
EXTRA QUALITY FEATURES:																	
Utilities:																	
Utility hookups (water, sewer, elec)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wireless Internet Access		no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no
Cable TV Hook-up		no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no
Telephone Line Hook-up		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Trash Receptacles (centralized)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dumping Station Included in Rates		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dumping Station - Extra Fee		no	✓	✓	✓	✓	✓	no	✓	✓	✓	✓	✓	✓	✓	✓	no
Showers																	
Included in Campsite Rate		no	✓	no	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fee / Coin Operated		yes	no	✓	no	no	no	no	no	no	no	no	no	no	no	no	✓
Restroom service																	
flush toilets		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
hot and cold water		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water (Tent Area)																	
at individual sites		✓	n/a	n/a	no	✓	n/a	no	no	no	n/a	✓	n/a	no	n/a	no	no
scattered hydrants		no	✓	✓	no	n/a	✓	✓	no	no	n/a	n/a	n/a	✓	n/a	no	no
central only		no	n/a	n/a	no	n/a	n/a	no	✓	no	n/a	n/a	n/a	✓	n/a	no	no
Site Characteristics																	
Separate area for tents		✓	no	✓	no	✓	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓	✓
Separate area for RVs		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Group Camping Area		yes	no	✓	no	✓	✓	✓	✓	no	✓	✓	n/a	✓	✓	✓	✓
Picnic Table at Site		✓	no	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fireplace and/or Grill at Site		✓	no	n/a	✓	✓	✓	✓	✓	✓	✓	no	✓	✓	✓	✓	✓
Type of Access																	
Paved		✓	no	no	no	✓	✓	no	no	✓	no	no	no	no	✓	no	✓
Pull-through for RVs / Trailers		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Compliance with ADA Req.		✓	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	✓	n/a	n/a	n/a	n/a	✓

Campground Comparability Study:		Wahweap	Wahweap Campground/RV	Black Barts	Grand Canyon	Camper Village	Canyon Gateway RV	Park (Williams)	Canyonlands	Campground (Moab)	Goulding's Campground	Flagstaff KOA	Moab KOA Campground	Moab Valley RV	Mund's Park RV	Page Lake Powell Campground	Rancho Sedona	Ruby's RV Park & Campground (Bryce)	Slickrock (Moab)	Willow Lake RV & Camping	Zion River Resort
1. COMPETITION (10)		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
2. SEASONALITY																					
Year Round Operation (10)		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Seasonal Close (5)																					
5. OCCUPANCY RATE (RV)		95%	90%	60%	60%	8	75%	90%	90%	85%	85%	65%	90%	65%	98%	90%	90%	90%	75%	75%	75%
High: 85% or more (10)		10	10			5	5	5	10	10	10	5	10	5	10	10	10	10	5	5	5
Med: 60%-85% (5)																					
Low: Less than 60% (3)																					
10. SIMILAR SIZE (RV/Tent)		209	175	190	101	101	101	138	78	193	185	101	101	101	264	106	84	226	185	174	127
(Actual # RV)		90	175	150	101	98	66	193	150	62	264	90	84	126	131	33	114				
(Actual # Tent Sites)		112	0	30	0	15	11	0	35	39	0	15	0	100	52	28	11				
(Actual # Group)		7	0	10	0	3	1	0	n/a	0	0	1	0	0	2	2	2				
Comparable # Sites																					
Lrg: 100 Sites plus (10)		10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Mid: 75-99 Sites (5)			5				5										5				
Sml: fewer than 75 (3)																				3	
11. SITE TYPE																					
Sites are primarily:																					
Separate Tent, RV & Group sites (10)		10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Mixed Use Tent/RV sites (5)			5				5										5				
Total Criteria Points		50	40	43	40	40	40	50	45	38	50	38	50	38	43	50	40	48	45	38	45

EXHIBIT 1

CAMPGROUND/RV INFORMATION & RATING SHEETS

The review team collected extensive information via site visits.
This information was analyzed as part of this study.

The following supporting information for all campground/RV locations is organized
alphabetically by property name.

1. Archview Campground – Moab, UT
2. Black Bart's – Flagstaff, AZ
3. Bryce Canyon Pines Campground – Bryce, UT
4. Bryce Valley KOA – Cannonville, UT
5. Canyon Gateway RV – Williams, AZ
6. Canyonlands Campground – Moab, UT
7. Flagstaff KOA – Flagstaff, AZ
8. Flintstones Bedrock Campground – Williams, AZ
9. Goulding's Campground – Monument Valley, UT
10. Grand Canyon Camper Village – Tusayan, AZ
11. Grand Canyon KOA – Williams, AZ
12. Moab KOA Campground – Moab, UT
13. Moab Valley RV Resort – Moab, UT
14. Munds RV Park – Flagstaff, AZ
15. Page Lake Powell Campground – Page, AZ
16. Panguitch Big Fish KOA – Panguitch, UT
17. Point of Rocks RV – Prescott, AZ
18. Portal RV Park – Moab, UT
19. Railside RV Ranch – Williams, AZ
20. Rancho Sedona RV Park – Sedona, AZ
21. Riverside Oasis Campground – Moab, UT
22. Ruby's RV Park & Campground – Bryce, UT
23. Slickrock Campground/RV Park – Moab, UT
24. Trails End RV Park – Camp Verde, AZ
25. Willow Lake RV & Camping – Prescott, AZ
26. Wonderland RV Park – Torrey, UT
27. Zion River Resort Campground – Virgin, UT

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Archview Campground - Moab, UT

Address:	9 miles north of Moab
Phone:	(435) 259-7854 800-813-MOAB (6622) Jeff & Kate LeWarne
Fax:	(435) 259-1562
URL:	www.ArchViewResort.com
Comments:	<ul style="list-style-type: none">• Various Styles of Cabins• Pull-Through RV Sites With Full Hookups• Tent Spaces• Tree Lined Spaces• Three Bath/Shower Facilities• Picnic Tables and BBQ Grills• Complete Modern Laundry• Fully Stocked General Store• Gasoline, Diesel and Propane• Gift Shop• Swimming Pool

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Archview Campground, Moab, UT

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	75%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	75
(Actual # RV)	24	32	55
(Actual # Tent Sites)	76	64	20
(Actual # Group)	0	0	--
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	41

Campground Comparability Study 2006

Archview Campground, Moab, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	75%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	75
(Actual # RV)	90	55
(Actual # Tent Sites)	112	20
(Actual # Group)	7	--
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		5
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	45

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Black Bart's - Flagstaff, AZ

Address:	2760 East Butler Ave. Flagstaff, AZ 86004
Phone:	(928) 774-1912
Fax:	n/a
URL:	http://www.blackbartssteakhouse.com/rv.html
Comments:	<p>Very RV focused campground located in Flagstaff.</p> <p>List of services are as follows:</p> <ul style="list-style-type: none">• Pull through sites• Market and General Store• RV Supplies Available• Restroom Facilities and Showers• Laundry Room• Antique Store• Restaurant (adjacent building)• Modem Line Available• Credit Cards Accepted - Master Card, Visa, Discover• The RV Park is open year round.

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Black Bart's, Flagstaff, AZ

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	90%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	174
(Actual # RV)	24	32	85
(Actual # Tent Sites)	76	64	7
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	4
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	0
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	
Mixed Use Tent/RV sites (5)			5
Total Criteria Points	50	50	35

Campground Comparability Study 2006

Black Bart's, Flagstaff, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	90%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	174
(Actual # RV)	90	85
(Actual # Tent Sites)	112	7
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		5
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	
Mixed Tent/RV sites (5)		5
Total Criteria Points	50	40

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Bryce Canyon Pines Campground

Bryce, UT

Address:	Bryce Canyon Pines Campground Marty & Ethel Rich Hwy 12 Bryce, UT
Phone:	(800) 892-7923
Fax:	n/a
URL:	www.brycecanyonmotel.com/campground/
Comments:	The campground offers 24 RV sites and 15 tent sites. They accommodate groups in placing them in two campsites.
# Sites	39
RV Rate	\$ 24
Tent Rate	\$ 16

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Bryce Canyon Pines Campground, Bryce, UT

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	85%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	39
(Actual # RV)	24	32	24
(Actual # Tent Sites)	76	64	15
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	4
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	38

Campground Comparability Study 2006

Bryce Canyon Pines Campground, Bryce, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	85%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	39
(Actual # RV)	90	24
(Actual # Tent Sites)	112	15
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		3
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	38

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Bryce Valley KOA – Cannonville, UT

Address:	Highway 12 at Red Rock Road Cannonville, UT 84718
Phone:	(435) 679-8988 888-562-4710 John & Martha Holland
Fax:	none
URL:	www.BryceCanyonKOA.com
Comments:	<ul style="list-style-type: none">• WiFi• Heated Pool• Convenience Store• Playground• Kitchen pavilion• Propane• 60 RV Sites• 18 Tent Sites
# Sites	78
RV Rate	\$ 30 10% Value Card Discount
Tent Rate	\$ 22 10% Value Card Discount

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Bryce Valley KOA, Cannonville, UT

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	50%
High: > 60% (3)			
Med: 30% - 60% (10)	10	10	10
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	80
(Actual # RV)	24	32	60
(Actual # Tent Sites)	76	64	18
(Actual # Group)	0	0	2
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	43

Campground Comparability Study 2006

Bryce Valley KOA, Cannonville, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	50%
High: 85% or more (10)	10	
Med: 60%-85% (5)		
Low: Less than 60% (3)		3
10. SIMILAR SIZE (RV/Tent)	209	80
(Actual # RV)	90	60
(Actual # Tent Sites)	112	18
(Actual # Group)	7	2
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		5
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	33

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Canyon Gateway RV – Williams, AZ

Address:	1060 N. Grand Canyon Blvd. Williams, AZ 86046
Phone:	(888) 635-0329 (928) 635-2718
Fax:	(928) 635-2733
URL:	grandcanyonrvparks.com
Comments:	101 total RV sites, all sites are 25ft wide 40ft or 50ft (at an additional cost up to 90ft long on request), pull-through sites available on request with reservations, modem hookups in office building (no charge), like new clean restrooms and showers, modern like new laundry room, and Chevron Minimart with gift shop, and Subway Sandwich Shop with discounts on gas & gifts for registered guest.

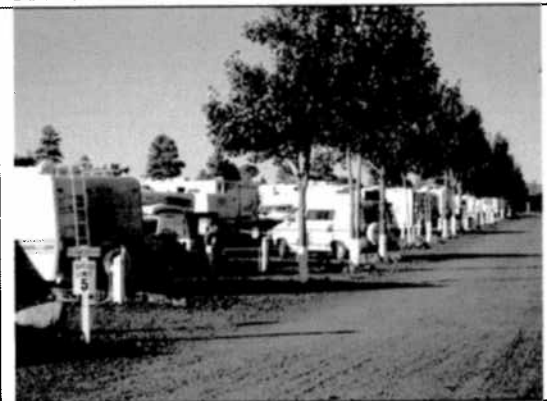
Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Canyon Gateway RV Park, Williams, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	75%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	101
(Actual # RV)	24	32	101
(Actual # Tent Sites)	76	64	0
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	0
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	
Mixed Use Tent/RV sites (5)			5
Total Criteria Points	50	50	29

Campground Comparability Study 2006

Canyon Gateway RV Park, Williams, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	75%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	101
(Actual # RV)	90	101
(Actual # Tent Sites)	112	0
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	
Mixed Tent/RV sites (5)		5
Total Criteria Points	50	40

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Canyonlands Campground

Moab, UT

Address:	555 South Main Moab, UT 84532
Phone:	(435) 259-6848 or (800) 522-6848
Fax:	n/a
URL:	www.canyonlandsrv.com
Comments:	<ul style="list-style-type: none">• Year Round Service• Free Wi-Fi• Close proximity to dining and shopping• Level Pull-Thru's• A/C & Heated Cabins• 30 & 50 Amp Hookups• Tent Sites with Trees & Shade Huts• Clean Restrooms and Showers• Swimming Pool• Picnic Tables• Cable TV (full hook-up only)• Playground• Laundry Facilities• Coffee & Smoothie bar• Convenience Store• Gasoline & RV Supplies• Gifts & Souvenirs• ATM• Local tours arranged

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Canyonlands Campground, Moab, UT

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	90%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	116
(Actual # RV)	24	32	98
(Actual # Tent Sites)	76	64	15
(Actual # Group)	0	0	3
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	37

Campground Comparability Study 2006

Canyonlands Campground, Moab, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	90%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	138
(Actual # RV)	90	98
(Actual # Tent Sites)	112	15
(Actual # Group)	7	3
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	50

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Flagstaff KOA - Flagstaff, AZ

Address:	Flagstaff KOA Jerry & Corky Sanders 5803 North Hwy 89 Flagstaff, AZ 86004
Phone:	(928) 526-9926 (800) 562-3524
Fax:	(928) 527-8356
URL:	www.Flagstaff KOA.com
Comments:	<ul style="list-style-type: none"> • RV Sites • Tent Sites • Cabins • One Room Cabins <p>Maximum Length Pull Through - 55 feet 50 Amp Service Available Cable TV (available with charge - The ValueKard Discount does not apply to the Cable TV charge)</p> <ul style="list-style-type: none"> • Pavilion/Meeting Room Available • LP Gas (available with charge) • Modem Dataport (no charge) • Snack Bar (available with charge) • Tours (available with charge) • Planned Activities Available • Bicycle Rentals (available with charge)
# Sites	193
RV Rate	\$35
Tent Rate	\$23

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Flagstaff KOA Campground, Flagstaff, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	65%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	193
(Actual # RV)	24	32	193
(Actual # Tent Sites)	76	64	0
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	0
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	
Mixed Use Tent/RV sites (5)			5
Total Criteria Points	50	50	24

Campground Comparability Study 2006

Flagstaff KOA Campground, Flagstaff, AZ

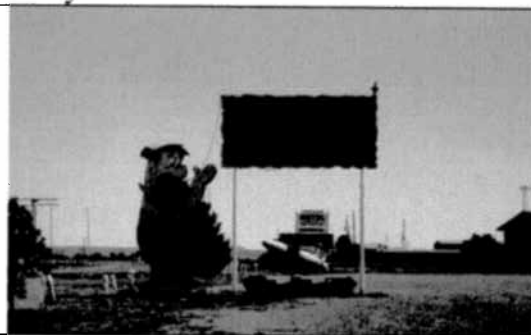
COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	65%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	193
(Actual # RV)	90	193
(Actual # Tent Sites)	112	0
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	
Mixed Tent/RV sites (5)		5
Total Criteria Points	50	35

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Flintstones Bedrock Campground Williams, AZ

Address:	101 South Hwy 180 Williams, AZ 86046
Phone:	928-635-2000
Fax:	n/a
URL:	n/a
Comments:	<ul style="list-style-type: none">• Small property• No full hook-ups; water & electric only• Dump station.• No water at site in winter (cold).• 20 Tent sites• 24 RV sites
# Sites	44
RV Rate	\$ 16.00
Tent Rate	\$ 12.00

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Flintstones Bedrock, Williams, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	80%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	44
(Actual # RV)	24	32	24
(Actual # Tent Sites)	76	64	20
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	4
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	43

Campground Comparability Study 2006

Flintstones Bedrock, Williams, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	80%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	44
(Actual # RV)	90	24
(Actual # Tent Sites)	112	20
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		3
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	38

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Goulding's Campground

Monument Valley, UT

Address:	P.O. Box 360001 Monument Valley, UT 84536
Phone:	(435) 727-3231 Ronnie Baird, GM
Fax:	(435) 727-3344
URL:	www.gouldings.com
Comments:	Goulding's open year-round, is located just inside the Arizona/Utah border adjacent to the Navajo Tribal Park in Monument Valley, Utah. Goulding's offers dining, gift shop, convenience store, gas station, campground services, car wash, Laundromat, museum, historic trading post (built in the 1920's) nightly entertainment, guided Monument Valley tours, banquet and meeting facilities for business, tour, or private groups.
# Sites	78
RV Rate	\$ 36.00
Tent Rate	\$ 22.00

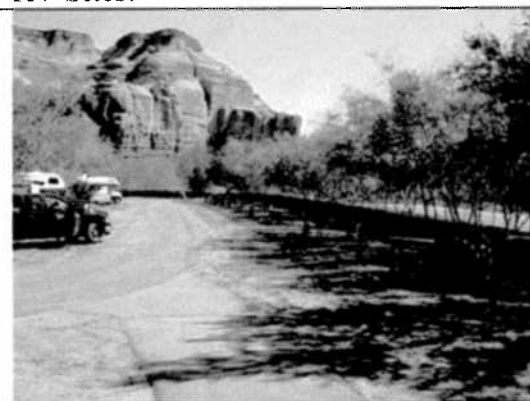
Entry:



Camper Pool:



RV Sites:



Campground Comparability Study 2006

Goulding's Campground, Monument Valley, UT

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	85%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	78
(Actual # RV)	24	32	66
(Actual # Tent Sites)	76	64	11
(Actual # Group)	0	0	1
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	41

Campground Comparability Study 2006

Goulding's Campground, Monument Valley, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	85%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	78
(Actual # RV)	90	66
(Actual # Tent Sites)	112	11
(Actual # Group)	7	1
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		5
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	45

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Grand Canyon Camper Village Tusayan, AZ

Address:	Highway 64, 2-1/2 miles from South Entrance to Grand Canyon National Park. Tusayan, AZ 86023
Phone:	(928) 638-2887 (877) 638-2887
Fax:	none
URL:	No web site found.
Comments:	It is the only campground in Tusayan. It does offer walking access to the services in Tusayan, optional Teepees, some tent sites in Ponderosa, easier access to showers than in the Park.

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Grand Canyon Camper Village, Tusayan, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	60%
High: > 60% (3)			
Med: 30% - 60% (10)	10	10	10
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	190
(Actual # RV)	24	32	150
(Actual # Tent Sites)	76	64	30
(Actual # Group)	0	0	10
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	39

Campground Comparability Study 2006

Grand Canyon Camper Village, Tusayan, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	60%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	190
(Actual # RV)	90	150
(Actual # Tent Sites)	112	30
(Actual # Group)	7	10
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	40

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Grand Canyon KOA – Williams, AZ

Address:	5333 Highway 64 Williams, AZ 86046
Phone:	(928) 635-2307
Fax:	(928) 635-9562
URL:	http://www.koa.com/where/az/03109/
Comments:	Services <ul style="list-style-type: none">• Pavilion/Meeting Room Available• LP Gas (available with charge)• Modem Dataport (no charge)• Free Wireless Internet Available• Snack Bar (available with charge)• Swimming Pool (March 20 - October 15)• Hot Tub/Sauna (no charge)• Firewood (available with charge)• Tours (available with charge)
# Sites	82
RV Rate	\$ 37
Tent Rate	\$ 20

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Grand Canyon KOA, Williams, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	85%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	82
(Actual # RV)	24	32	58
(Actual # Tent Sites)	76	64	24
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	36

Campground Comparability Study 2006

Grand Canyon KOA, Williams, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	85%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	82
(Actual # RV)	90	58
(Actual # Tent Sites)	112	24
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		5
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	40

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Moab KOA Campground

Moab, UT

Address:	Moab KOA Bob & Lila Ott - Owners 3225 S. Highway 191 Moab, Utah, USA 84532
Phone:	(435) 259-6682
Fax:	(435) 259-8703
URL:	www.MoabKOA.com
Comments:	South of town <ul style="list-style-type: none">• Wheelchair accessible• Shaded sites• Game Room• 24 hour laundry room• Mini-golf• 2 Playgrounds• Gift shop• Propane• Pet friendly• Heated swimming pool
# Sites	185
RV Rate	\$ 29.50 full \$ 27.00 water & elec.
Tent Rate	\$ 21.25

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Moab KOA Campground, Moab, UT

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	90%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	185
(Actual # RV)	24	32	150
(Actual # Tent Sites)	76	64	35
(Actual # Group)	0	0	n/a
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	37

Campground Comparability Study 2006

Moab KOA Campground, Moab, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	90%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	185
(Actual # RV)	90	150
(Actual # Tent Sites)	112	35
(Actual # Group)	7	n/a
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	50

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Moab Valley RV Resort – Moab, UT

Address:	1773 North Hwy 191 Moab, UT 84532 Ted & Rebecca Divine
Phone:	(435) 259-4469
Fax:	(435) 259-4483
URL:	www.moabvalleyrv.com
Comments:	<p>Nice Park</p> <ul style="list-style-type: none"> • Pool & hot tub • Clean modern laundry & bathrooms • Wi-Fi • Playground • Putting Green • Cabins with A/C • Cable TV at RV sites • Two group pavilions • Uncovered/Covered Tent sites
# Sites	101
RV Rate	\$ 32
Tent Rate	\$ 19

Entry:



Tent Sites:



RV Sites:



Campground Comparability Study 2006

Moab Valley RV Resort, Moab, UT

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	65%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	101
(Actual # RV)	24	32	62
(Actual # Tent Sites)	76	64	39
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	32

Campground Comparability Study 2006

Moab Valley RV Resort, Moab, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	65%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	101
(Actual # RV)	90	62
(Actual # Tent Sites)	112	39
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	40

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Munds Park RV Resort - Flagstaff, AZ

Address:	17550 Munds Ranch Road P.O. Box 25905 Munds Park, AZ 86017
Phone:	(928) 286-1309 Toll Free: (800) 243-1309
Fax:	(928) 286-1664
URL:	www.mundsparkrv.com
Comments:	Munds Park RV Resort is a 264 space RV Park and campground immediately adjacent to the Coconino National Forest, located 14 miles South of Flagstaff, Arizona in the cool pines of Munds Park. Escape the summer heat at an elevation of 6700 feet, and make us your vacation or summer retreat.
# Sites	264
RV Rate	\$ 33 full hook up (2 people)
Tent Rate	\$ 20 (2 people)

Entry:



Other:



RV Sites:



Campground Comparability Study 2006

Munds Park RV Resort, Flagstaff, AZ

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	98%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	264
(Actual # RV)	24	32	264
(Actual # Tent Sites)	76	64	0
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	0
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	
Mixed Use Tent/RV sites (5)			5
Total Criteria Points	50	50	24

Campground Comparability Study 2006

Munds Park RV Resort, Flagstaff, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	98%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	264
(Actual # RV)	90	264
(Actual # Tent Sites)	112	0
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	0
Mixed Tent/RV sites (5)		5
Total Criteria Points	50	40

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Page Lake Powell Campground – Page, AZ

Address:	849 S. Coppermine Rd. Page, AZ 86040
Phone:	928-645-3374
Fax:	928-645-2625
URL:	www.PageCampground.com
Comments:	<ul style="list-style-type: none">• Clean restrooms & showers.• Dump station• LP Gas• Pay Phones• Laundry• Ice• Camp Store• Pool & Spa• Cable TV
# Sites	106
RV Rate	\$ 27.00
Tent Rate	\$ 18.00

Entry:



Camp Store:



RV Sites:



Campground Comparability Study 2006

Page Lake Powell Campground, Page, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	90%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	106
(Actual # RV)	24	32	90
(Actual # Tent Sites)	76	64	15
(Actual # Group)	0	0	1
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	37

Campground Comparability Study 2006

Page Lake Powell Campground, Page, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	90%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	106
(Actual # RV)	90	90
(Actual # Tent Sites)	112	15
(Actual # Group)	7	1
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	50

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Panguitch Big Fish KOA

Panguitch, UT

Address:	555 South Main Panguitch, UT 84759
Phone:	(435) 676-2225 (800) 562-1625 (reservations only number) Bob & Kim Hermann, Owners
Fax:	
URL:	http://www.koakampgrounds.com/where/ut/44107/index.htm
Comments:	<ul style="list-style-type: none">• Pool• Recreation Field• Pet friendly/dog walk• WiFi• High Speed Internet• Pull-through sites• 30 & 50 amp service• Gift Shop• Laundry• Groceries• Propane• Tent Area
# Sites	54
RV Rate	\$27 - \$35 10% Value Card Discount
Tent Rate	\$20 - \$28 10% Value Card Discount

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Panguitch Big Fish KOA, Panguitch, UT

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	75%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	54
(Actual # RV)	24	32	40
(Actual # Tent Sites)	76	64	13
(Actual # Group)	0	0	1
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	36

Campground Comparability Study 2006

Panguitch Big Fish KOA, Panguitch, UT

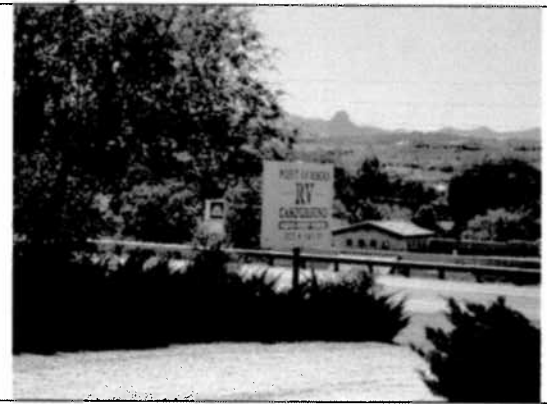
COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	75%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	54
(Actual # RV)	90	40
(Actual # Tent Sites)	112	13
(Actual # Group)	7	1
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		3
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	33

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Point of Rocks RV – Prescott, AZ

Address:	3025 N. Hwy 89 Prescott, AZ 86301
Phone:	928: 445-9018
Fax:	none
URL:	PointofRocksCampground .com
Comments:	<ul style="list-style-type: none"> • Granite rock formations • Pinon pines or cottonwood trees on most sites • Large level spaces with full hookups • Quiet, adult oriented • Very clean restrooms • Laundry room • Four miles north of Prescott • Daily, weekly, monthly rates • Good Sam discount available • Family owned and operated
# Sites	96
RV Rate	\$ 22
Tent Rate	All RV Sites - \$22 to tent

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Point of Rocks RV, Prescott, AZ

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	78%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	96
(Actual # RV)	24	32	96
(Actual # Tent Sites)	76	64	0
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	0
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	
Mixed Use Tent/RV sites (5)			5
Total Criteria Points	50	50	25

Campground Comparability Study 2006

Point of Rocks RV, Prescott, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	78%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	96
(Actual # RV)	90	96
(Actual # Tent Sites)	112	0
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		5
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	35

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Portal RV Park – Moab, UT

Address:	1261 North Highway 191 Moab, Utah 84532
Phone:	(435) 259-6108 1-800-574-2028
Fax:	n/a
URL:	www.portalrvpark.com
Comments:	<ul style="list-style-type: none"> • Pull-Thru full hook-up RV sites • Air conditioned Deluxe Camp Cabins • 20/30/50 amp service • Large, grassy sheltered tent sites • Free Cable TV • Large, grassy sheltered group sites • Modem hook-up at office • Picnic tables and BBQ grills • Paved roads • Clean restrooms with hot showers • Fully stocked general store with groceries, RV supplies and souvenirs • Lighted covered Pavilion • Complete modern laundry • Cookware washroom • Tours arranged
# Sites	50
RV Rate	\$30.52
Tent Rate	\$ 17.44

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Portal RV Park, Moab, UT

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	75%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	50
(Actual # RV)	24	32	36
(Actual # Tent Sites)	76	64	10
(Actual # Group)	0	0	4
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	41

Campground Comparability Study 2006

Portal RV Park, Moab, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	75%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	50
(Actual # RV)	90	36
(Actual # Tent Sites)	112	10
(Actual # Group)	7	4
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		3
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	38

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Railside RV Ranch - Williams, AZ

Address:	Railside RV Ranch Pat & Tammara Dora 877 Rodeo Road Williams, AZ 86046
Phone:	928-635-4077 888-635-4077
Fax:	928-635-0233
URL:	www.RailSideRVRanch.com
Comments:	<ul style="list-style-type: none">• Free WiFi• Propane• Laundry• Fax• Computer Room• Courtesy Phone
# Sites	97
RV Rate	\$ 27.95 / 30 amp \$ 29.95 / 50 amp
Tent Rate	(no separate tent sites)

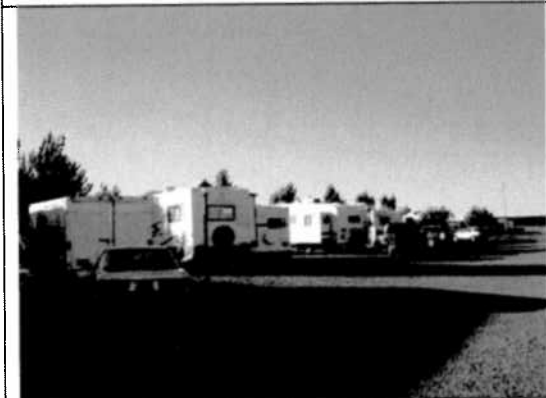
Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Railside RV Ranch, Williams, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	80%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	97
(Actual # RV)	24	32	97
(Actual # Tent Sites)	76	64	0
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	0
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	
Mixed Use Tent/RV sites (5)			5
Total Criteria Points	50	50	33

Campground Comparability Study 2006

Railside RV Ranch, Williams, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	80%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	97
(Actual # RV)	90	97
(Actual # Tent Sites)	112	0
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		5
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	
Mixed Tent/RV sites (5)		5
Total Criteria Points	50	35

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Rancho Sedona RV Park

Sedona, AZ

Address:	Rancho Sedona RV Park 135 Bear Wallow Lane, Sedona, Arizona 86336
Phone:	(928)282-7255 Toll free 1-888-641-4261
Fax:	(928) 203-0403
URL:	www.RanchoSedona.com
Comments:	All sites having full hook-ups have WiFi, cable, electric/water/sewer, & picnic tables. Cement patio at most sites. Several other sites offer WiFi and phone lines.
# Sites	84
RV Rate	\$ 36.50
Tent Rate	No tent sites.

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Rancho Sedona RV Park, Sedona, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	90%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	84
(Actual # RV)	24	32	84
(Actual # Tent Sites)	76	64	0
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	0
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	
Mixed Use Tent/RV sites (5)			5
Total Criteria Points	50	50	33

Campground Comparability Study 2006

Rancho Sedona RV Park, Sedona, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	90%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	84
(Actual # RV)	90	84
(Actual # Tent Sites)	112	0
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		5
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	
Mixed Tent/RV sites (5)		5
Total Criteria Points	50	40

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Riverside Oasis Campground

Moab, UT

Address:	1871 North Highway 191 Moab Utah 84532
Phone:	Bert & Sandra Paxman (435) 259-3424 (877) 285-7757
Fax:	n/a
URL:	www.RiversideOasis.com
Comments:	<ul style="list-style-type: none"> • Full utility hookups - water, electric, sewer and cable TV • *New! Internet Wi-Fi • Souvenirs & general store • 24 hour security • Pull through sites • Big rigs welcome • Grass tent sites • Hot showers • Group grass tent sites • Clean restrooms • RV supplies • Phone & Internet jack for personal computer • Wireless internet around the building • Laundry facilities
# Sites	65
RV Rate	\$28 Good Sam Discount
Tent Rate	\$ 18

Entry:



Camp:



RV Sites:



Campground Comparability Study 2006

Riverside Oasis, Moab, UT

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	85%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	65
(Actual # RV)	24	32	40
(Actual # Tent Sites)	76	64	25
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	36

Campground Comparability Study 2006

Riverside Oasis, Moab, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	85%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	65
(Actual # RV)	90	40
(Actual # Tent Sites)	112	25
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		3
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	38

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Ruby's RV Park & Campground Bryce, UT

Address:	1280 S. State Highway 63 Bryce, UT 84764
Phone:	(435) 834-5341 (866) 866-6616
Fax:	(435) 834-5265
URL:	www.rubysinn.com/rv_camp.html
Comments:	Open year-round, Ruby's offers a multitude of visitor accommodations and activities indoor & outdoor swimming pools and spas, post office, a large general store and gift shop, one-hour photo, car care center, Tesoro and Chevron gas stations, , guided horse rides, guided ATV rides, helicopter tours, mountain bike rentals, nightly rodeos beginning Memorial Day continuing through September.
# Sites	226
RV Rate	\$ 31.00 (2 people) Plus 10% tax
Tent Rate	\$ 20.00 (2 people) plus 10% tax

Entry:



Camp Store:



RV Sites:



Campground Comparability Study 2006

Ruby's RV Park & Campground, Bryce, UT

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	90%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	226
(Actual # RV)	24	32	126
(Actual # Tent Sites)	76	64	100
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	32

Campground Comparability Study 2006

Ruby's RV Park & Campground, Bryce, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	90%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	226
(Actual # RV)	90	126
(Actual # Tent Sites)	112	100
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	45

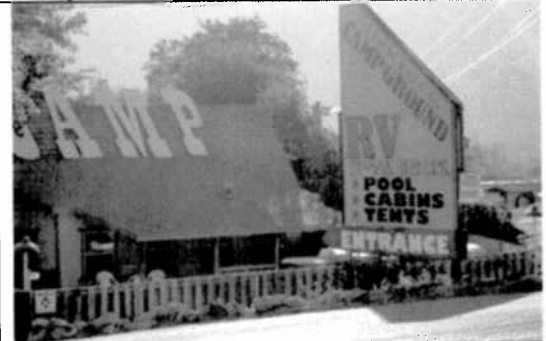
2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Slickrock Campground

Moab, UT

Address:	1301 - 1/2 North Hwy. 191 Moab, Utah 84532
Phone:	800-448-8873
Fax:	n/a
URL:	www.slickrockcampground.com
Comments:	<ul style="list-style-type: none">• New! Free Wireless Internet• New! Game Room• Large mature shade trees on ten acres• Full hook-up-pull thru sites• Air conditioned cabins• 3 shower houses• Heated pool / 3 hot tubs• Group camp sites• Sheltered tent sites• Laundry / Phones / Playground• Market / RV Supplies / Souvenirs• 24 Hour security• Set complete tour / trip reservations• Campfires allowed in Fire Rings only
# Sites	185
RV Rate	\$ 26 full hookup
Tent Rate	\$ 18

Entry:



Camp Area:



RV Sites:



Campground Comparability Study 2006

Slickrock Campground, Moab, UT

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	75%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	185
(Actual # RV)	24	32	131
(Actual # Tent Sites)	76	64	52
(Actual # Group)	0	0	2
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	37

Campground Comparability Study 2006

Slickrock Campground, Moab, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	75%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	185
(Actual # RV)	90	131
(Actual # Tent Sites)	112	52
(Actual # Group)	7	2
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	45

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Trails End RV Park

Camp Verde, AZ

Address:	Trails End RV Park Tom & Kathy Young 983 Finnie Flat Rd. Camp Verde, AZ 86322
Phone:	928-567-0100 888-706-0555
Fax:	928-554-0132
URL:	http://www.trailsend-rvpark.com/
Comments:	43 RV sites with full RV hook-ups that accommodate RVs of any size. Trails End RV Park offers all of the basic amenities, including a propane refill station, dump station, exceptionally clean restrooms with hot showers, and a laundry room with two washers and two dryers.
# Sites	43
RV Rate	\$ 24 full hookup
Tent Rate	No tent spaces.

Entry:



Area:



RV Sites:



Campground Comparability Study 2006

Trails End RV Park, Camp Verde, AZ

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	90%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	43
(Actual # RV)	24	32	43
(Actual # Tent Sites)	76	64	0
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	4
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	0
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	
Mixed Use Tent/RV sites (5)			5
Total Criteria Points	50	50	35

Campground Comparability Study 2006

Trails End RV Park, Camp Verde, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	90%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	43
(Actual # RV)	90	43
(Actual # Tent Sites)	112	0
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		3
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	
Mixed Tent/RV sites (5)		5
Total Criteria Points	50	38

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Willow Lake RV & Camping Prescott, AZ

Address:	Willow Lake RV & Camping Park 1617 Heritage Park Rd Prescott, AZ 86301
Phone:	928-445-6311 800-940-2845 (Reservations Only)
Fax:	n/a
URL:	n/a
Comments:	Offers 174 sites total – 28 tent sites, 33 overnight RV sites, 2 group areas and the remainder are long-term sites.
# Sites	63
RV Rate	\$ 26.00
Tent Rate	\$ 15.00

Entry:



Camp Area:



RV Sites:



Campground Comparability Study 2006

Willow Lake RV & Camping, Prescott, AZ

COMPARABILITY CRITERIA:	<u>Bullfrog</u>	<u>Halls</u>	<u>Comparability</u>
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	90%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	174(63)
(Actual # RV)	24	32	33
(Actual # Tent Sites)	76	64	28
(Actual # Group)	0	0	2
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	41

Campground Comparability Study 2006

Willow Lake RV & Camping, Prescott, AZ

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	75%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	174 (63)
(Actual # RV)	90	33
(Actual # Tent Sites)	112	28
(Actual # Group)	7	2
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		3
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	38

2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA

Wonderland Inn / RV Park

Torrey, UT

Address:	Jct. Hwy 12 & 24 Torrey, UT 84775
Phone:	Ray & Diane Potter 435-425-3775 800-458-0216
Fax:	435-425-3212
URL:	capitolreefwonderland.com
Comments:	We have just added a fine new RV Park facility. Full size spaces (70' pull-throughs) with Cable TV, Laundry, Phone Hook-ups, Restroom, Shower facilities, Country Store, Gift Shop and Propane. We have 39 spaces. Big Rigs are welcome. We also offer over 20 tent/camping spaces.
# Sites	59
RV Rate	\$ 20
Tent Rate	\$ 16

Entry:



Area:



RV Sites:



Campground Comparability Study 2006

Wonderland Inn RV Park, Torrey, UT

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	
Seasonal Close (8)			5
5. OCCUPANCY RATE (RV)	33%	40%	85%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	59
(Actual # RV)	24	32	39
(Actual # Tent Sites)	76	64	20
(Actual # Group)	0	0	0
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			
Med: 50-99 Sites (2)			2
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	3
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	36

Campground Comparability Study 2006

Wonderland Inn RV Park, Torrey, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	
Seasonal Close (5)		5
5. OCCUPANCY RATE (RV)	95%	85%
High: 85% or more (10)	10	10
Med: 60%-85% (5)		
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	59
(Actual # RV)	90	39
(Actual # Tent Sites)	112	20
(Actual # Group)	7	0
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		3
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	38

**2006 CAMPGROUND/RV PARK COMPARABILITY STUDY
GLEN CANYON
NATIONAL RECREATION AREA**

Zion River Resort Campground Virgin, UT

Address:	730 East Hwy 9 P.O. Box 790219 Virgin, Utah 84779
Phone:	1-888-822-8594 (435) 635-8594
Fax:	(435) 635-3934
URL:	www.zionriverresort.com
Comments:	30'x70' Pull Through Sites Full Hook-Ups 20/30/50 amp Concrete Pads Paved Roads Massage Onsite Campfire Rings Laundromat Hi-Speed Wi-Fi Internet Phone/Modem Lines at Sites Camper Cabins Grill Tent Sites Group Camping Media Room Antenna TV Taxi To Park Game Room Convenience Store Clean Showers Pool/Spa Camper Kitchen Gift Shop Play Ground Propane
# Sites	127
RV Rate	\$ 44
Tent Rate	\$ 32

Entry:



Campground:



RV Sites:



Campground Comparability Study 2006

Zion River RV Resort, Virgin, UT

COMPARABILITY CRITERIA:	Bullfrog	Halls	Comparability
1. COMPETITION (10)	10	10	10
2. SEASONALITY			
Year Round Operation (10)	10	10	10
Seasonal Close (8)			
5. OCCUPANCY RATE (RV)	33%	40%	75%
High: > 60% (3)			3
Med: 30% - 60% (10)	10	10	
Low: less than 30% (5)			
10. SIMILAR SIZE (RV/Tent)	100	96	127
(Actual # RV)	24	32	114
(Actual # Tent Sites)	76	64	11
(Actual # Group)	0	0	2
Comparability based on # RV Sites:			
Lrg: > 99 Sites (1)			1
Med: 50-99 Sites (2)			
Sml: 49 or less (4)	4	4	
Comparability based on Total & Tent Sites:			
Total Size < 101 Sites (3)	3	3	0
Tent Sites > 10 (3)	3	3	3
11. SITE TYPE			
Combination/Mixed Use:			
Separate Tent, RV & Group sites (10)	10	10	10
Mixed Use Tent/RV sites (5)			
Total Criteria Points	50	50	37

Campground Comparability Study 2006

Zion River RV Resort, Virgin, UT

COMPARABILITY CRITERIA:	Wahweap	Comparability
1. COMPETITION (10)	10	10
2. SEASONALITY		
Year Round Operation (10)	10	10
Seasonal Close (5)		
5. OCCUPANCY RATE (RV)	95%	75%
High: 85% or more (10)	10	
Med: 60%-85% (5)		5
Low: Less than 60% (3)		
10. SIMILAR SIZE (RV/Tent)	209	127
(Actual # RV)	90	114
(Actual # Tent Sites)	112	11
(Actual # Group)	7	2
Comparability based on total # Sites:		
Lrg: 100 Sites plus (10)	10	10
Mid: 75-99 Sites (5)		
Sml: fewer than 75 (3)		
11. SITE TYPE		
Combination/Mixed Use:		
Tent/RV/Group sites (10)	10	10
Mixed Tent/RV sites (5)		
Total Criteria Points	50	45